Miscellaneous Record, No. 28, Madison County, Iowa

Cert. No. 21327 Receipt No. - - - Filed by Union State Bank, Winterset, Iowa
Filing Fee 100.00 Recording Fee 1.00 Melvin D. Synhorst Secretary of State
COMPARED

John H. Strawn To The Public

#1048

Fee $2.50 Fee

AFFIDAVIT

Filed for record the 5 day of August A.D. 1969 at 2:02 o'clock P. M.

Mary E. Welty, Recorder

STATE OF IOWA MADISON COUNTY) SS:

I, John H. Strawn, of said state and county, being first duly sworn on oath depose and say:

That I am a resident of Madison County, Iowa, and have been for more than twenty years last past and that during said period of time I have been acquainted with the title, ownership and possession of the following described real estate:

> The South Half (½) of the Northwest Quarter (¼) of the Southeast Quarter (¼) of the Northwest Quarter (¼), except that part thereof described as commencing at the Southeast corner of said 5-acre tract and running thence West 188 feet to center of public highway, thence following the center of said highway in a northerly direction to a point on the North line of said tract 241 feet West of the Northeast corner thereof, thence East to said Northeast corner, thence South to the point of beginning, and the Northwest Quarter (¼) of the Northwest Quarter (¼) and the North Half (½) of the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Fourteen (14), and the Northeast Quarter (¼) of Section Fifteen (15) excepting that part thereof lying Westerly of Clanton Creek and excepting a tract commencing 20 rods North of the Southwest corner of said Northeast Quarter (¼), thence East 120 rods, thence North 20 rods, thence East 40 rods, thence South 40 rods to the Southeast corner of said Northeast Quarter (¼), thence West to the Southwest corner thereof, thence North 20 rods, to the point of beginning, in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

That I was acquainted with the facts surrounding the contract of sale entered into on December 31st, 1956, by the terms of which Chas. Strawn and Jessie M. Strawn, husband and wife, agreed to sell the above described real estate to Wayne L. Strawn and Sallie V. Leola Strawn, which contract was filed for record on the 31st day of December, 1956, in deed record 88 on page 335 of the records of the county recorder of Madison County, Iowa.

That Charles Strawn, also known as Chas. Strawn, died intestate on June 9th, 1960, a resident of Madison County, Iowa.

That on or about the 10th day of May, 1969, C. Ronald Strawn and wife, Wilma, Ralph M. Strawn and wife, Dorothy J., John H. Strawn and wife, Northa, Dale W. Strawn and wife, Rosemary, Wilmarie McDonald and husband, Kenneth, Shirley Jo Nicholl and husband, Ivan M. and Jessie M. Strawn executed a quit claim deed conveying the above real - - - to Wayne L. Strawn, which deed was filed for record on June 20th, 1969, in deed record 96 on page 377 of the records of the county recorder of Madison County, Iowa, and which deed was in full and final settlement under the contract above referred.

That C. Ronald Strawn, Ralph M. Strawn, John H. Strawn, Dale W. Strawn, Wilmarie McDonald and Shirley Jo Nicholl were the only adult children and heirs at law of Charles Strawn and that Jessie M. Strawn, one of the grantors named in said quit claim deed, was his surviving spouse. That Charles Strawn did not leave surviving him any other children, grandchildren or adopted children or other issue and that none of the grantors above named were under any legal disability.

That Charles Strawn and Chas. Strawn was one and the same person; that Shirley Jo Nicholl and Shirley Jo Nichol is one and the same person; and that Dorothy J. Strawn and Dorothy Strawn is one and the same person.

That the total value of all property of Charles Strawn at the time of his death did not

exceed in value the sum of $15,000.00. That said estate was not subject to federal or state inheritance taxes. That all expenses of the deceased's last illness and funeral were paid by his surviving spouse, Jessie M. Strawn. That his estate was not opened for administration.

That I am a son of the decedent, Charles Strawn. That I have no interest in making this affidavit except to establish as true the facts herein stated.

Dated this 5 day of August, 1969.

John H. Strawn

Subscribed and sworn to before me and in my presence this 5 day of August, 1969.

NOTARIAL SEAL

Rex V. Johnson Notary Public
in and for Madison County, Iowa
Rex V. Johnson Notary Public

Zylpha P. DeBok et al
To
The Public

#1092
Fee $2.50 VFEL
AFFIDAVIT

Filed for record the 18 day of August A.D. 1969 at 9:37 o'clock A. M.
Mary E. Welty, Recorder

STATE OF IOWA COUNTY OF MADISON) SS:

We, Zylpha P. DeBok and Lois M. DeBok Spera, of said state and county, being first duly sworn on oath, depose and say:

That we are residents of Madison County, Iowa, and have been for more than twenty years last past, and that during said period of time we have been acquainted with the title, ownership and possession of the following described real estate, to-wit:

> The Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty (20) and the East Half (½) of the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-nine (29); all in Township Seventy-Four (74) North, of Range Twenty-Eight (28) West of the 5th P. M., Madison County, Iowa.

That on August 26th, 1941, the above described real estate was conveyed by warranty deed to Dee DeBok and Edna DeBok which deed was recorded January 16th, 1942, in Deed Record 75 on Page 537 of the Records of the County Recorder of Madison County, Iowa.

That Edna DeBok died intestate in Madison County, Iowa, on June 7th, 1957, the owner of an undivided one-half interest in said real estate. That she left surviving her her husband, Dee DeBok and these affiants, Zylpha P. DeBok and Lois M. DeBok, her only children and adults heirs at law.

That on August 26th, 1957, Zylpha P. DeBok, single and Lois M. DeBok, single, conveyed by quit claim deed to Dee DeBok all their right, title and interest in and to the above described real estate which deed was recorded August 27th, 1957, in Deed Record 87 on Page 354 of the Records of the County Recorder of Madison County, Iowa.

That Dee DeBok, single, the surviving husband of Edna DeBok conveyed to Zylpha P. DeBok and Lois M. DeBok by warranty deed, filed for record August 27th, 1957, and recorded in Deed Record 87 on Page 357 of the Records of the County Recorder of Madison County, Iowa, and the grantor retained a life estate in said property.

That Dee DeBok died, a resident of Madison County, Iowa, on September 16th, 1967, and his life estate thereby terminated.

That Lois M. DeBok has married and her full married name is Lois M. DeBok Spera.

That at the time of the death of Edna DeBok the fair market value of her undivided one-half interest in and to the above described real estate did not exceed $12,000.00.

That the decedent did not own, at the time of her death, any other real or personal property and that her total estate did not exceed in value the said sum of $12,000.00. That her estate was not opened for probate and was not subject to state or federal inheritance tax or gift tax. That all of her debts including the expenses of her last illness and funeral were paid.